

119.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

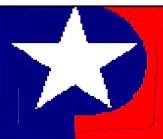
880,200 / 880,200

USE VALUE:

880,200 / 880,200

ASSESSED:

880,200 / 880,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
3		SEMINOLE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TAVILLA MARYJANE	
Owner 2:	
Owner 3:	

Street 1: 3 SEMINOLE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1: TAVILLA PAUL J -	
Owner 2: TAVILLA MARYJANE -	

Street 1: 3 SEMINOLE AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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**NARRATIVE DESCRIPTION**

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Vinyl Exterior and 2252 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8995		Sq. Ft.	Site		0	70.	0.77	4									482,897						482,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8995.000	396,500	800	482,900	880,200		77204
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Average			PDAS.								17				
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average											13				
Foundation: 1 - Concrete				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall: 8 - Brick Veneer	10 %			OthrFix: 1	Rating: Average															
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good															
Color: WHITE				A Kits:	Rating:															
View / Desir:				Frl: 2	Rating: Average															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:															
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																
Year Blt: 1961	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G4		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall				Functional:				1	8	4										
Sec Int Wall:		%		Economic:																
Partition: T - Typical				Special:																
Prim Floors: 3 - Hardwood				Override:																
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %															
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>				
Subfloor:				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar: 2				Size Adj.: 1.29695010																
Electric: 3 - Typical				Const Adj.: 1.02062774																
Insulation: 2 - Typical				Adj \$ / SQ: 125.752																
Int vs Ext: S				Other Features: 116790																
Heat Fuel: 1 - Oil				Grade Factor: 1.10																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC: 100		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 487117					Juris. Factor: 1.00		Before Depr: 138.33									
% Com Wal		% Sprinkled		Depreciation: 90604					Special Features: 0		Val/Su Net: 124.06									
				Deprecated Total: 396513					Final Total: 396500		Val/Su SzAd: 244.30									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 119-0-0005-0012.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value			
19	Patio	D	Y	1	19X20	A	AV	1980		3.24	T	31.2	101			800		800		
More: N				Total Yard Items:				800	Total Special Features:							Total:	800			
																35	26	2	27	6
																AssessPro Patriot Properties, Inc				